



2 May 2022

Northern Beaches Council
725 Pittwater Road
DEE WHY NSW 2099
Attn: General Manager

Dear Sir / Madam

Re: Flood Assessment – 37 Smith Street, Manly

This letter is to advise that I have reviewed the architectural details for the proposed dwelling (attached) with respect to the Council flood certificate dated 27 April 2022 (also attached).

The very north-eastern portion of the site has only a minor affectation with respect to the 1 in 100-year flood event.

The proposed additions will be constructed outside and above the extents of the 1 in 100-year flood extents and as such the works do not require special flood proofing measures.

Additionally, the existing ground floor level is above the maximum Flood Planning Level designation for the site and as such the proposal is considered to be in compliance with Clause B3.11 of Council Development Control Plan - 'Flood prone Land'

Consequently the proposed works are considered satisfactory with respect to flooding of the site and it is considered that a site-specific Flood Risk Management Plan is not considered warranted in this instance, noting that any emergency response to a flood event would be to 'stay-in-place' until the cessation of the flood.

Should you require any further information please contact the undersigned.

Yours faithfully
TAYLOR CONSULTING

D M SCHAEFER – Director
B.E. Civil (Hons) M.I.E. Aust. N.E.R.

